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22/4/66

Planning for Agency Headquarters Expansion

Statement of the Problem

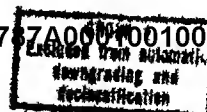
By mid-1966 the major portion of Agency personnel in the Headquarters area will be located in Langley, Rosslyn, 2430 E Street and [REDACTED]. The present facilities are not adequate to house the Agency's anticipated population growth. This poses both a short run and a long run problem. Specifically --

Whereas the BOB has authorized a growth of [REDACTED] for FY 67, Agency components have asked (over-ceiling) for [REDACTED] more than this, i.e. a total of [REDACTED]. And, whereas the planning figure provided by the DD/S to Support Offices projects a further growth of [REDACTED] in FY 68, the requests by Agency components for that year amount to [REDACTED].

That is, by the end of 1968, adopting the DD/S planning figures and assuming that personnel procurement is effective, the Agency will have increased in size by [REDACTED] whereas if the Office requests were to be accepted the Agency size would have increased by [REDACTED]. Increases in NPIC account for about one-third of each of the two preceding figures. These are increases over the authorized ceiling for FY 66.

Projecting through FY 1972, as compared with the FY 66 authorized ceiling, Office requests call for over [REDACTED] additional personnel. For the same period the DD/S planning figure amounts to an increase of [REDACTED]. Although external circumstances may prevent the Agency from reaching even the latter figure, it is desirable at this time to consider alternatives for housing the Agency as increased by the foregoing range. While firm conclusions can be reached only after a protracted and thorough study, certain basic factual elements and parameters of the problem should now be brought together in a preliminary summary.

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Alternatives

Alternative 1 - A second building at the Langley Headquarters which would house (a) the CIA elements in the Rosslyn area and (b) NPIC (excludes the separate military detachments [REDACTED])

25X1A

Alternative 2 - A second Headquarters building for 1. (a) only.

Alternative 3 - A second Headquarters building for 1. (b) only.

Alternative 4 - Additional space at Headquarters to co-locate in the same work areas intelligence production offices now at Headquarters (ORR, OSI, OCI, and ?) and the photographic interpreters who support the intelligence production analysts with concomitant shifting of selected elements in the Rosslyn area to Headquarters to fill the space vacated by intelligence production analysts.

Alternative 5 - A second building at [REDACTED] as proposed in the NPIC program plans.

25X1A

Alternative 6 - Move out military detachment in [REDACTED] Take over C&GS space and initiate double shifts, as necessary, to avoid construction.

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Langley

Square feet in hq. bldg  
Approx. number current occupants

Construction lead time (using example of present hq. bldg):  
When did architects begin work  
When did construction start  
When did Agency occupy

Illustrative costs (example of present hq. bldg):  
Land acquisition cost  
Roads, landscaping and parking cost  
Bldg construction cost (as originally configured)  
Cost of bldg construction per square foot of bldg

Rosslyn-Arlington (Provide separate data for each building now rented or likely to be rented in near future)

Bldg identification  
Square feet occupied as of \_\_\_\_\_ (date)  
Approx. number of occupants as of \_\_\_\_\_ (date)  
Rental cost (to CIA or GSA):  
Total  
Per square foot  
Any limitations now in force re maximum time Agency may occupy  
Cost of major modifications initially required for Agency tenancy:  
Nature of modification  
Cost of modification

25X1A

NPIC [REDACTED]

Sq. ft. now assigned to NPIC  
Additional sq. ft. potentially available within bldg:  
When available  
Amt. of sq. ft.  
Capital investment by Agency in renovating [REDACTED] 25X1A  
Original renovation - total cost and cost per sq. ft.  
Subsequent costs (major)  
Estimated cost (at current prices per sq. ft.) of new construction for NPIC use  
No. persons currently housed by NPIC:  
Agency  
DOD  
Personnel growth anticipated - how much; when  
Estimated added space required outside [REDACTED] for NPIC - how much; when 25X1A

Agency Budget for Construction and Rental for FY 67 and FY 68

Tabulation covering major costs by expense group  
Comparison between FY 67 Congressional budget and FY 67 actual needs as now seen

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Excluded from automatic  
downgrading and  
declassification